



10A SOUTH GROVE
HIGHGATE
LONDON
N6 6BS

20 January, 2016

Mr Gideon Whittingham
East Area Team
Planning and Regeneration
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8EQ

By email only

Dear Mr Whittingham,

RE: Planning Application Reference 2015/0441/P – 53 Fitzroy Park, N6 6JA

On behalf of the Highgate Society, I wish to confirm our continued opposition to the above planning application for the demolition and rebuilding of 53 Fitzroy Park, and further to clarify our full and unconditional endorsement of those objections detailed and presented by the Fitzroy Park Residents Association for consideration at the DCC scheduled for 21 January, 2016.

Construction and Traffic Management Plan

We are alarmed that the third revision of the CTMP remains flawed and problematic, and that so many of the concerns raised over the past year are still yet to be addressed in a satisfactory manner. As we pointed out in our previous objection letters:

1. Projected traffic is well in excess of what might reasonably be expected from a private home renovation.
2. The degree and duration of disruption which will be caused by such an enormous project and subsequent inconvenience it will inflict on neighbours, allotment holders, Bowling Club members, pedestrians, cyclists, Heath and ponds users is not acceptable simply for the benefit of a single individual.
3. Severe road damage will be inevitable, and this to one of London's historic paved routes, whose layout, including adjacent paths and footways, has been virtually unchanged over two centuries.

We would further make the following comments in objection to the revised CTMP:

1. It is unacceptable to suggest that residents be denied their rightful on-street parking for the 2-year-plus duration of the works.
2. To state that banksmen walking in advance of the HGVs will prevent or even minimise damage is wholly untenable as the weight and size of the lorries in question will not be affected by the presence of an escort.
3. A simple photographic survey of the road prior to the start of works is neither appropriate nor adequate to establish its condition in the event of subsequent damage to its surface or flanking environment.
4. We note that as we predicted, the proposed tipper vehicles are indeed now to be 20+t capacity and 3-axled, thus significantly larger than the 10t 2-axled ones promised in earlier manifestations of the CTMP. The requisite access manoeuvres will consequently be more difficult, more dangerous and more likely to cause severe infrastructure damage.
5. While working hours are outlined, there is no restriction on the arrival and holding times for the 1500+ vehicles this development demands, and we anticipate there will be queues of loudly idling HGVs throughout the day – potentially in the early hours of the morning – parked either at the site or along Merton Lane. It is paramount that conditional safeguards be implemented to prevent this.
6. We are concerned that the bond referred to in the current CTMP as protection for the road has in fact *not* be secured or even negotiated between the applicants and the FPRA, the managers of the road's ongoing maintenance.

Basement and Excavation Issues

The proposed basement represents a massive overdevelopment of this sensitive site and violates a majority of stipulations in Camden's own Draft Local Plan Policy A5. Most notably, this policy proscribes basement excavations which:

- comprise more than one storey;
- are likely to adversely affect drainage and run-off or cause other damage to the water environment;
- lead to the loss of open space or trees of townscape or amenity value;
- prejudice the ability of the garden to support trees where they are part of the character of the area.

Council should also be aware of the fact that in its present form, this basement contravenes Policy DH8 in the Highgate Neighbourhood Plan, which is now in its final consultation stage before likely adoption later this year.

Building Design, Landscaping and Damage to Conservation Area, Private Open Space and Metropolitan Open Land

The Highgate Society has substantial concerns over the threat this development poses to the protection and security of this portion of the Conservation Area, both of which are legal obligations incumbent on the relevant local authorities. These obligations, furthermore, are not limited to the preservation of physical features and topography, but also apply to designated protected views. As we have stated in *two* previous objection letters to this scheme:

1. The proposed house is out of keeping with its immediate environs in form, style, scale, bulk and materials.

2. Its building mass above ground floor level is significantly larger – 175% larger – than that which was detailed in the approved application, 2011/1682/P, thus clearly illustrating the detrimental expansion of visible built structure which will occupy the majority of the perspective into the property.
3. The house is inappropriate to the area, exhibiting a harsh and industrial aspect which is both materially and contextually inconsistent with the semi-rural, verdant quality of Fitzroy Park.
4. Proposals to remove many large-crowned mature trees from the centre of the site – trees which provide a visible depth and expanse of foliage stretching westward toward the Heath – are unacceptable. Their replacement with multiple low-scale shrubs and thinly leaved upright specimens is inadequate, as is turning over a large portion of the garden to paved or structured hard landscaping.

On the basis of the above points, the Highgate Society strongly objects to this redevelopment scheme for 53 Fitzroy Park, and submits that Planning Application 2015/0441/P must be rejected.

Yours sincerely,

TR Blackshaw
Highgate Society Planning Group

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